

PLANNING AND ZONING COMMISSION  
Monday, August 9, 2010 – MINUTES – Regular Session

Call to Order: Time In: 7:03 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Abbott, Mr. Christensen, Mr. Knowlton, Ms. Solomon, Mr. Vasko and Tony Note from the Landmarks Commission. Mr. Vasko filled in for Mr. Graber as the acting Secretary. Mr. Knowlton made a motion to excuse Mr. Graber and Dr. Konold. Mr. Solomon seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Knowlton, Ms. Solomon and Mr. Vasko  
              NAYS:  
                          Motion Carried.

Approval of Minutes

Mr. Knowlton made a motion to approve the minutes of the July 12, 2010 regular commission meeting. Mr. Abbott seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Knowlton, Ms. Solomon and Mr. Vasko  
              NAYS:  
                          Motion Carried.

Public Comment - None

Pending Cases

Item 1. Variance #VA-10-04

Property owner David Lutheran Evangelical Church and applicant Randy Heck, for property located at 300 Groveport Road, requested a variance to Section 1195.04(e) of the Zoning Code to allow for two accessory structures on a residentially zoned property. Andrew Dutton, Zoning Officer, gave the staff report. Mr. Heck was present and outlined his proposal to the commission. He noted that the shed would have a brick exterior, have a hipped roof with dimensional shingles, and be used for the storage of bicycles and toys.

Dr. Konold arrived at 7:06 p.m.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Dr. Konold, Mr. Knowlton, Ms. Solomon and Mr. Vasko  
              NAYS:  
                          Motion Carried.

Mr. Vasko stated he normally would oppose such an application, but would support the variance application in this case due to the size of the property and previously granted variances.

Mr. Vasko made a motion to approve Application #VA-10-04 to allow for a second accessory structure at 300 Groveport Road. Mr. Knowlton seconded the motion

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Dr. Konold, Mr. Knowlton, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Item 2. Preservation Area #PA-10-03

Property owner and applicant John Bakitis, for property located at 79 North Trine Street, requested Preservation Area approval for a side addition, vinyl siding and replacement windows. The application was taken under advisement at the July 12, 2010 Planning and Zoning Commission meeting. Mr. Dutton stated the status of the application and indicated Findings of Fact and Conclusions of Law had been drafted for the Commission to vote to adopt. Mr. Dutton read the following section of the Findings of Fact and Conclusions of Law into the record:

Therefore, the Planning and Zoning Commission hereby denies the Application #PA-10-03 of John Bakitis for a two story 10 X 15 foot room addition to the north side of the house and the request for vinyl siding on the addition and the original structure. The Commission approves the request for replacement windows on the original structure so long as the windows are the same size and location as the original windows as set forth on page 36 of the Preservation Guidelines.

Mr. Konold made a motion to accept the Findings of Fact and Conclusions of Law for Application #PA-10-03. Mr. Abbott seconded the motion

VOTE:       AYES:       Mr. Abbott, Mr. Knowlton, Dr. Konold, Mr. Note, Ms. Solomon and Mr. Vasko  
              NAYS:       Mr. Christensen

Motion Carried.

Item 3. Site Development Plan #SDP-10-01

Property owner Waterloo Crossing and applicant Todd Mosher of Greenberg Farrow, representing Discount Tire, for property parcel number 184-002664 located on Gender Road between Burger King and Chase Bank, requested Site Development Plan approval for a 6,947 square foot Discount Tire. Mr. Dutton stated that the applicant had asked that the application be tabled in order for them to submit updated plans.

Mr. Vasko made a motion to table application #SDP-10-01. Mr. Solomon seconded the motion

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:

Motion Carried.

Old Business - None

New Business - None

Planning and Zoning Administrator's Report - None

Adjournment

Dr. Konold made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Vasko seconded the motion.

VOTE:       AYES:       Mr. Abbott, Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

              NAYS:  
                          Motion Carried.

Time Out: 7:17 p.m.

Date \_\_\_\_\_

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Bill Christensen, Chairman

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Mike Vasko, Acting Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.